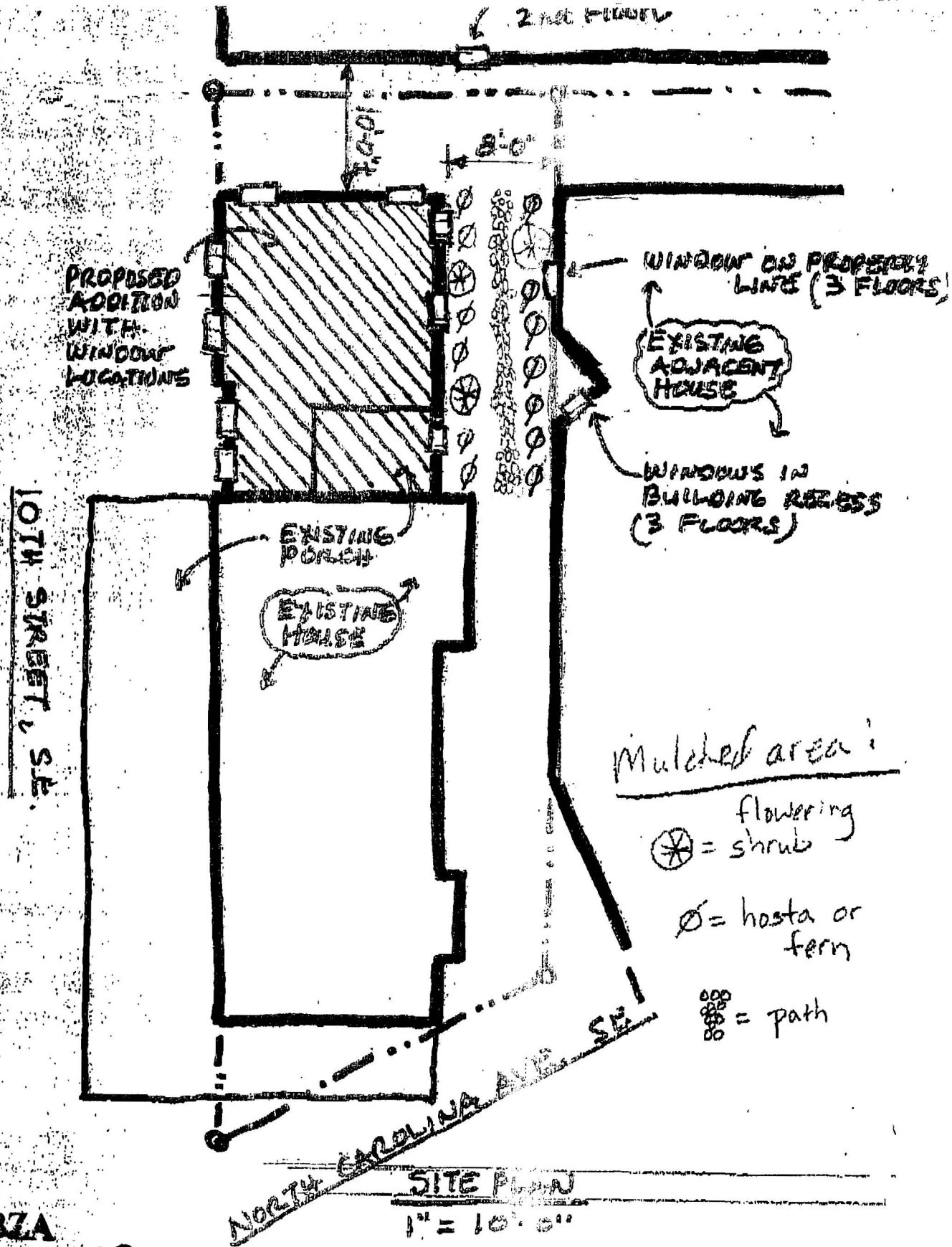


BZA
Case No. 17203
Exhibit No. 28

LOT 13 SQUARE 943
925 N. CAROLINA AVE. SE.
WASHINGTON, D.C.
DAVID J. KACAL, ARCHITECT.
9-13-04

Board of Zoning Adjustment
District of Columbia
CASE NO. 17203
EXHIBIT NO. 28



3. ARTIST'S RENDERING ALONG 10TH ST. SE
925 N. CAROLINA AVE, SE.

PROPOSED ADDITION EXISTING HOME

DAVID J. KACAR, AIA ARCHITECT




923 NC AVE

TO: ANC Members and Office of Zoning
RE: Home addition proposal for 925 North Carolina Ave, SE
DATE: July 8, 2004

We have seen the plans for Robin Snyder & Bruce Louie's proposed addition. We support this proposal. We believe this addition will contribute to the aesthetic value of the neighborhood.

Name	Address
Cecilia Chin	921 N. Carolina Ave. SE
[signature]	100 Tenth St. SE
David King	123 10th St. SE
Betty Davis	123 10TH ST. SE
Michael E. Burns	922 North Carolina Ave. SE
Kristina J McNiff	110 10th Street SE
ERICH S. HINTZE	110 10th Street SE
Charles McElwee	122 10TH STREET SE
J. M. Tubbs,	126 10th St SE
Micky Rogers	130 10th St. SE
Molly Le Goff	122 10th ST SE
Afroza Haider	127 10th St. SE
Richard G Zimmerman	125-10th St, SE

TO: ANC Members and Office of Zoning
RE: Home addition proposal for 925 North Carolina Ave, SE
DATE: July 8, 2004

We have seen the plans for Robin Snyder & Bruce Louie's proposed addition. We support this proposal. We believe this addition will contribute to the aesthetic value of the neighborhood.

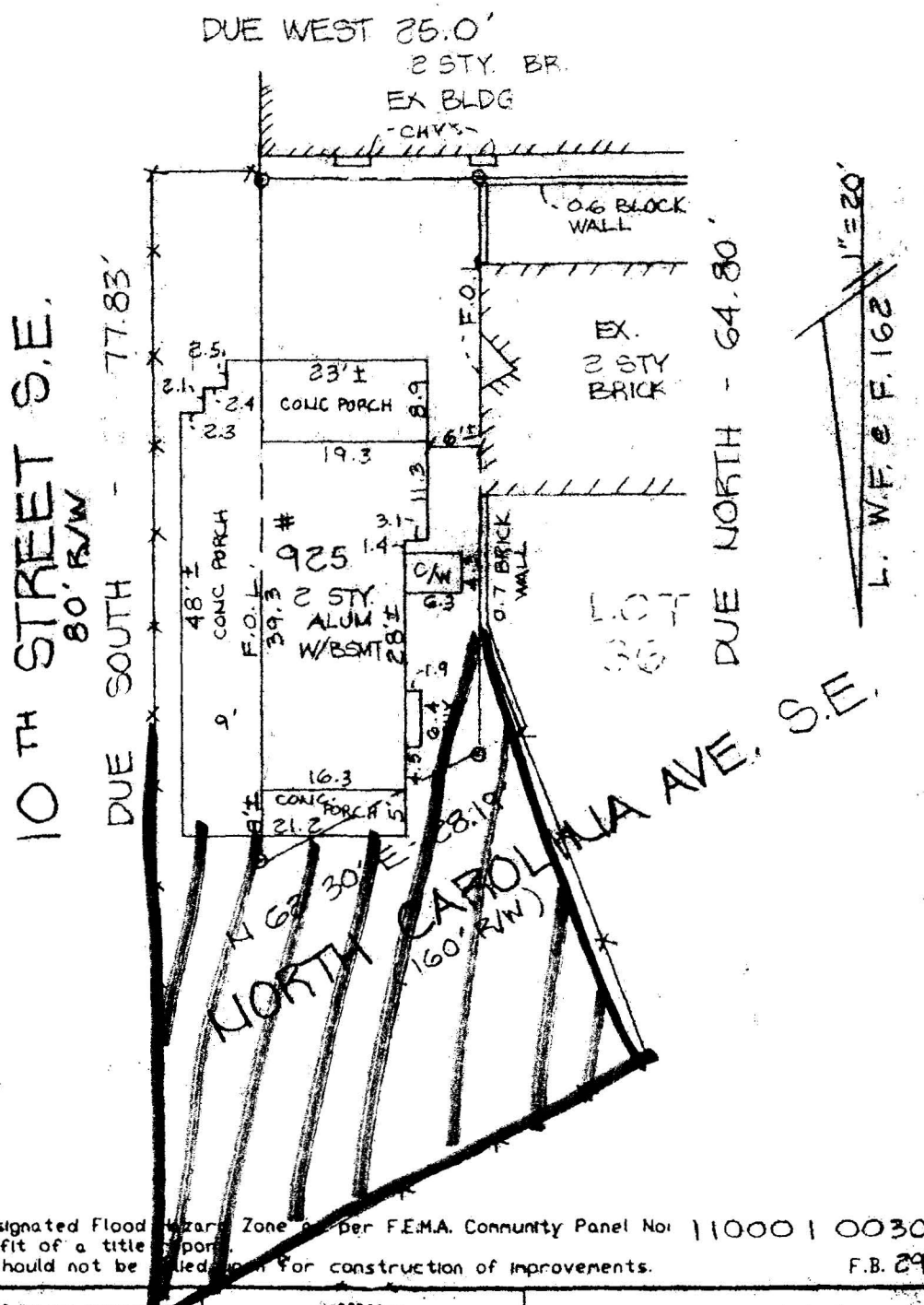
Name	Address
Elizabeth Wood	115 10th St SE
Janice McKenney	116 10th St SE
Julie Rottenberg	109 10th SE
Larry Seelig	111 10th SE
Kathleen Nash	111 10th SE
Barb Kuhl	915 North Carolina Ave SE
Jerry Johnson	918 North Carolina Ave SE
Gloria J. Campbell	928 No. Carolina Ave., S.E.
Francis J. Campbell	928 N. Carolina Ave SE.
Allison Jackson	930 N. Carolina Ave SE
Frances Armond Jackson	932 N. Carolina Ave SE.
Thomas W. Chapman	1000 N. Carolina Ave., SE
Kay Dyer	1141 10th St., SE
Jeanne Mattison	104 10th St. SE

TO: ANC Members and Office of Zoning
RE: Home addition proposal for 925 North Carolina Ave, SE
DATE: July 8, 2004

We have seen the plans for Robin Snyder & Bruce Louie's proposed addition. We support this proposal. We believe this addition will contribute to the aesthetic value of the neighborhood.

Name	Address
Richard J Shea	1001 N. Carolina Ave SE
Janice Shea	1001 No. Carolina Ave SE
Neal Knight	118 10th Street SE

B/C 39



NOTES:
NOT located in a H.U.D. designated Flood Hazard Zone per F.E.M.A. Community Panel No: 110001 0030 B
Prepared without the benefit of a title report.
Information shown hereon should not be relied upon for construction of improvements.
F.B. 2919 / 31

I hereby certify that I have surveyed the property shown hereon for the purpose of locating the improvements only, and the improvements are located as shown. Exact property corners have not been established or set, unless otherwise noted. We assume no responsibility or liability for any rights-of-ways or easements recorded or unrecorded not appearing on the record plat / or mentioned in the title deed referred to hereon.

4-7-97
Date

MARWAN FARIS MUSTAFA
Reg. Prof. Land Surveyor, Md. "20007

STATE OF MARYLAND
MARWAN FARIS MUSTAFA
No. 20007
REGISTERED PROFESSIONAL LAND SURVEYOR

LOT IMPROVEMENT SURVEY

925 N. CAROLINA AVE. S.E.

Lot 13 Square 943

WASHINGTON D.C.

LIGHT, ELLIOTT & ASSOCIATES, INC.
8628 Adelphi Road
Adelphi, Maryland 20783
Phone 301-422-6080
Fax 422-6088
• ENGINEERS
• PLANNERS
• SURVEYORS

Drafted: JCS	Plat Book / Page	Case No: H&B 971981
Ckd:		
Job No: N6288	Liber / Folio: W.F. - 162	File Number: SH 82913

Julie B. Rottenberg
109 10th Street, SE
Washington, DC 20003
(202) 544-0992

September 10, 2004

BY FEDERAL EXPRESS

Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: 925 North Carolina Ave, SE, BZA# 17203

Dear Board of Zoning Adjustment:

I am writing in support of my neighbor's above referenced application for a special exception. I understand that this special exception will be considered at a hearing on September 14, 2004.

I live at 109 10th Street, SE, the property that is directly adjacent to 925 North Carolina to the south. I have reviewed the proposed plans for the addition. The proposed addition will be directly behind my house. I have two 2nd floor windows that look at the new addition. Both windows are hallway windows in my home. The addition will have a 7'6" setback from my home, which I believe is sufficient to allow air and light to my windows.

I do not believe that the addition will have a substantial adverse affect on the privacy, use or enjoyment my property. I believe the addition will improve the street frontage. Currently, the open space is more of a "gap" in the street frontage and the addition will add to the character, scale, and pattern of houses along the street.

Overall, I think the addition is well designed, aesthetically pleasing and sensitive to the architecture of the existing home and the character of the block. I therefore support the special exception.

Sincerely,

Julie B. Rottenberg

Daniel Buck & Anne Meadows
100 Tenth St. SE
Washington, DC 20003-3909
202-544-6541

September 14, 2004

Dear Zoning Board:

We live in the row house at 100 Tenth St. SE, directly across the street from Robin Snyder and Bruce Louie. We own our home and have lived here since 1976.

We have seen the plans for the addition to the south end of Robin and Bruce's home and we support their project because we believe it will visually enhance the neighborhood. The addition is well-designed and fits the architecture of the house. Moreover, it will be landscaped with crepe myrtle and other plants. The net result is that the addition plus the new landscaping will be a vast visual improvement for the neighborhood.

At present the space at the south end of Robin and Bruce's property is vacant; it looks like a missing tooth. The rear end of the home on the west side of their home stares out east through the gap towards Tenth St. SE. Their addition will close part of that gap and actually improve the look of the block.

When Robin and Bruce purchased their property several years ago they spent considerable time and expense landscaping what had been for years a drab lot. They are good neighbors and are a reason that Capitol Hill is an attractive place to live. We hope that the board will approve their request.

Sincerely,

Daniel Buck Anne Meadows